



[www.souratigroup.com](http://www.souratigroup.com)

Martha's Vineyard Office  
107 Beach Rd., Suite 202  
P.O. Box 4458, Vineyard Haven, MA 02568  
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:  
35 Old South Road, Nantucket, MA 02554  
Phone: 508-228-7888, Fax: 508-228-5511

January 18, 2022

West Tisbury Zoning Board of Appeals  
P.O. Box 278  
West Tisbury, MA 02575

RE: **Almostendofthedirtroad, LLC**  
**Special Permit for a Swimming Pool and Roof Deck**  
**Assessor's Map 39, Parcel 9**  
**226 Middle Point Road**  
**West Tisbury, MA 02557**

Dear Board Members,

Please find enclosed an Application for a Special Permit for the above referenced property. The owner is seeking permission to construct a plunge pool, pool fence and associated utilities and to construct a 2<sup>nd</sup> story roof deck. Enclosed is filing fee check #1071 in the amount of \$200.00.

Supporting documents enclosed:

- A copy of the filing fee check #1071.
- A Project Description
- A Zoning Board of Appeals Site Plan in West Tisbury, MA prepared for Almostendofthedirtroad, LLC by Sourati Engineering Group, LLC, dated January 18, 2022, scale 1"=20'.
- Architectural Plans prepared for Almostendofthedirtroad, LLC by Michael Barclay, Architect, dated January 18, 2022, scale as shown.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", with a long horizontal flourish extending to the right.

Bryan Collins

SEG S427

Received by the Town Clerk:      Date: \_\_\_\_\_

Application complete \_\_\_\_\_

Signed: \_\_\_\_\_

Application incomplete \_\_\_\_\_

**APPLICATION COVER PAGE**

Date: January 18, 2022

Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Almostendofthedirtroad, LLC c/o Sourati Engineering Inc.  
PO Box 4458, Vineyard Haven

Email Address: gsourati@souratigroup.com Telephone Number: 508-693-9933

Name of Owner and Mailing Address (If not Applicant): \_\_\_\_\_

Map and Lot #: Map 39 Parcel 9

Street Address of Subject Property: 226 Middle Point Road

Applicant is: Owner (Owner, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): Special Permit

Article VIII Section 8.5-4C Pool by Special Permit

Applicable Section of Zoning Bylaw: Article VI Section 6.1-4B Addition to Existing Residential Structure in Shore Zone

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board  
(If Applicable): \_\_\_\_\_

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances to be provided.

Plans: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

Description of proposed project: Please attach a detailed narrative.

I have read the overview of the ZBA process attached to this application and completed all sections of the application cover page and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: George Sourati

Title(s): Representative

Application fee of \$200.00 is required. Date Paid: \_\_\_\_\_

FOR ZONING BOARD USE

Size of Subject Lot: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Registry Book and Page #'s and Date \_\_\_\_\_

Other Boards Involved with the Permitting:

\_\_\_\_\_

Within an Overlay District?

\_\_\_\_\_

Martha's Vineyard Commission Referral Required? \_\_\_\_\_ If So, MV Checklist Items:

\_\_\_\_\_

**SOURATI ENGINEERING INC.**  
107 BEACH RD., STE. 202 P.O. BOX 4458  
VINEYARD HAVEN, MASSACHUSETTS 02568  
(508) 693-9933



**Martha's Vineyard**  
SAVINGS BANK  
Edgartown, MA  
53-7292/2113

1071

1/14/2022

PAY TO THE  
ORDER OF

Town of West Tisbury

\$ 200.00

two hundred and  $\frac{00}{100}$

DOLLARS

Security features. Details on back.

MEMO

S427 Edens 26A Appl.



George Sourati

AUTHORIZED SIGNATURE

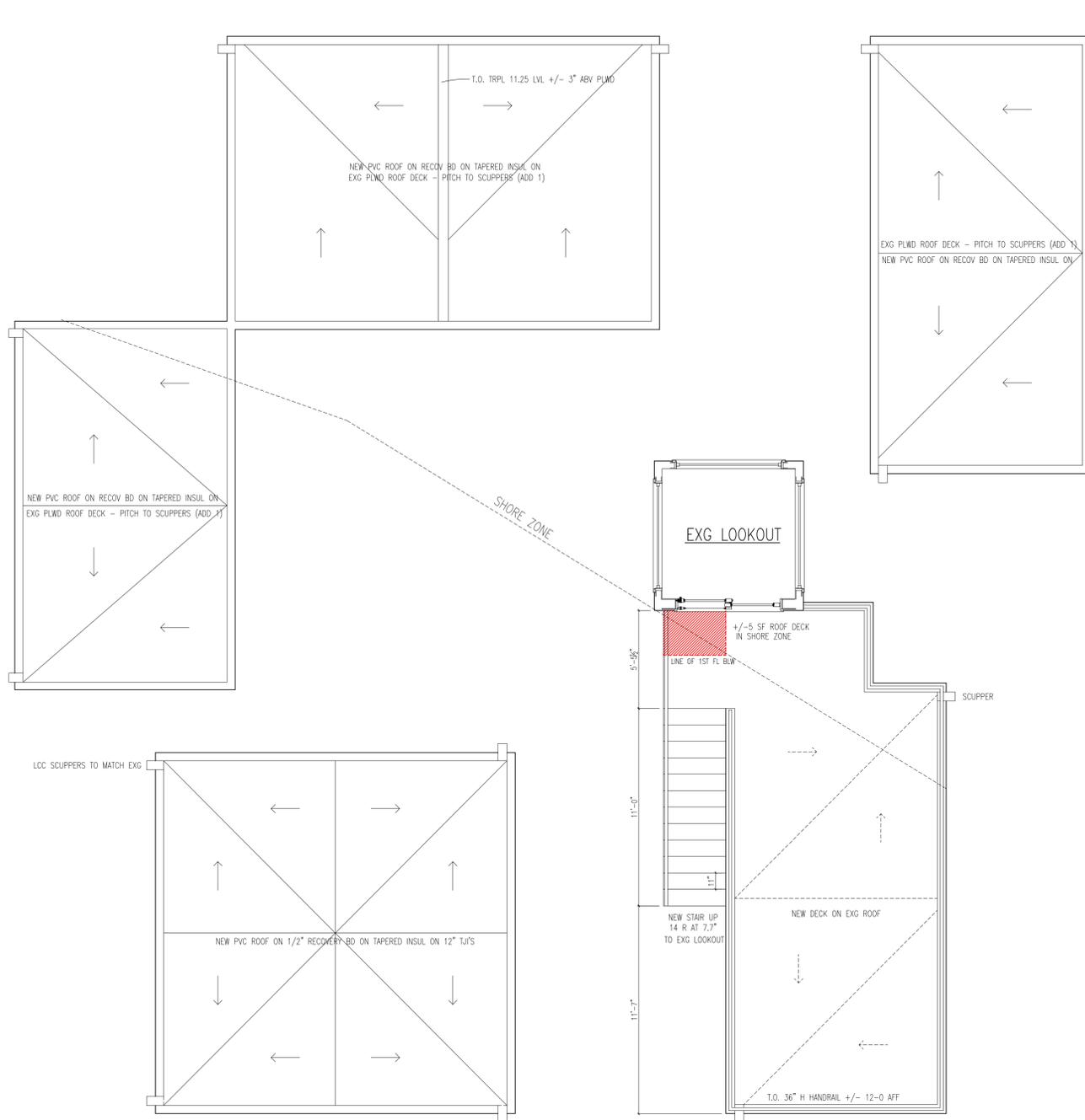
⑈00107⑈ ⑆211372925⑆ 45 170156⑈

Applicant: Almostendofthedirtroad, LLC

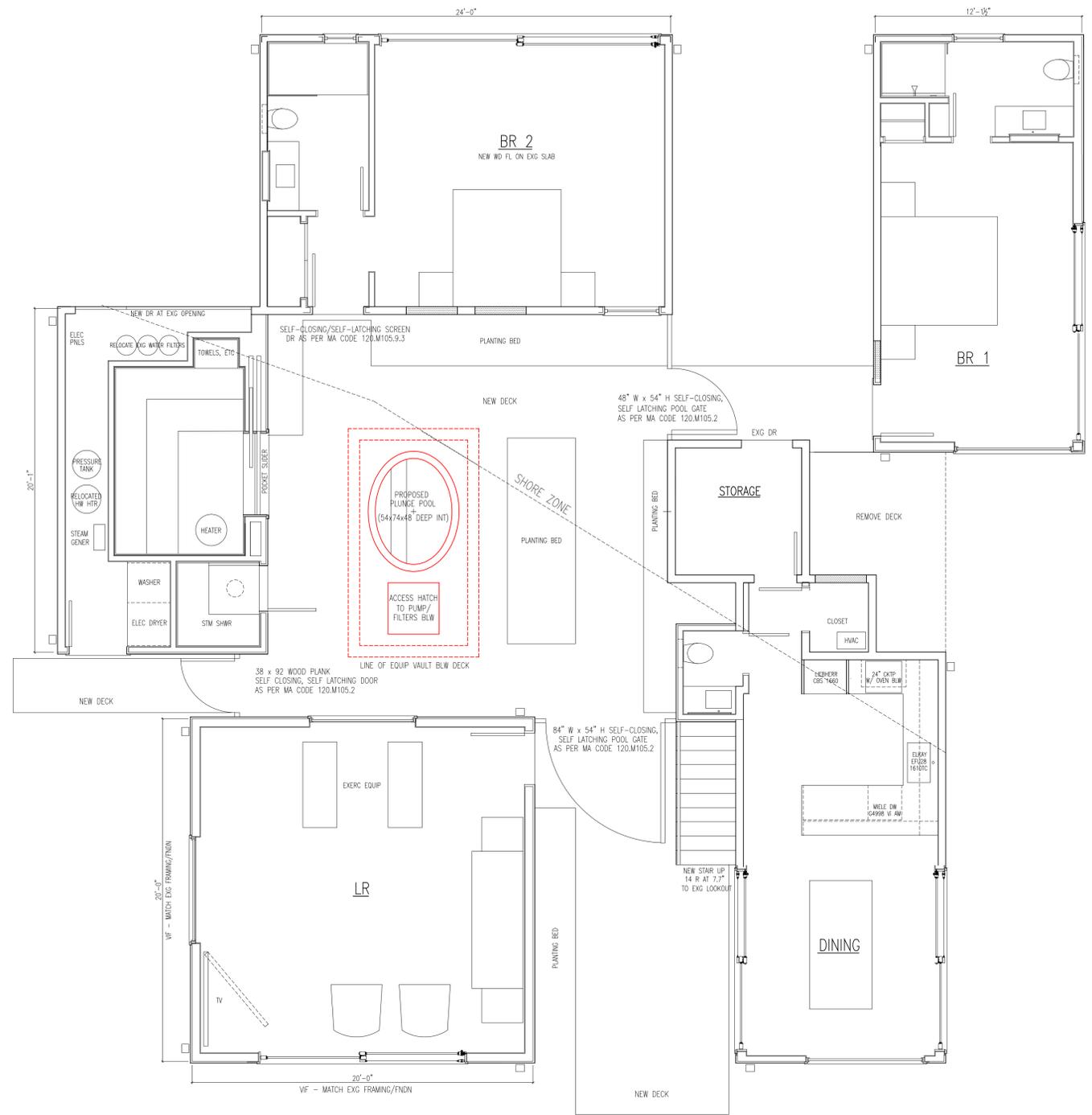
RE: Special Permit Application for a Swimming Pool and an Addition to an Existing Residential Structure in the Shore Zone  
226 Middle Point Road  
Assessor's Map 39, Parcel 9  
West Tisbury, MA

### **PROJECT DESCRIPTION**

The project consists of the construction of a 30 sf ± plunge pool, a pool fence and associated utilities in the Inland Zone of the Coastal District. The pool mechanicals will be located in an underground vault outside the Shore Zone. The project also includes the construction of a 10 sf ± 2<sup>nd</sup> story roof deck located in the Shore Zone as an addition to an existing residential structure.



**ROOF PLAN**  
1/4" = 1'-0"



**FLOOR PLAN**  
1/4" = 1'-0"

**226 MIDDLE POINT ROAD - RENOVATION**  
ASSESSOR PARCEL 39-9, WEST TISBURY, MA

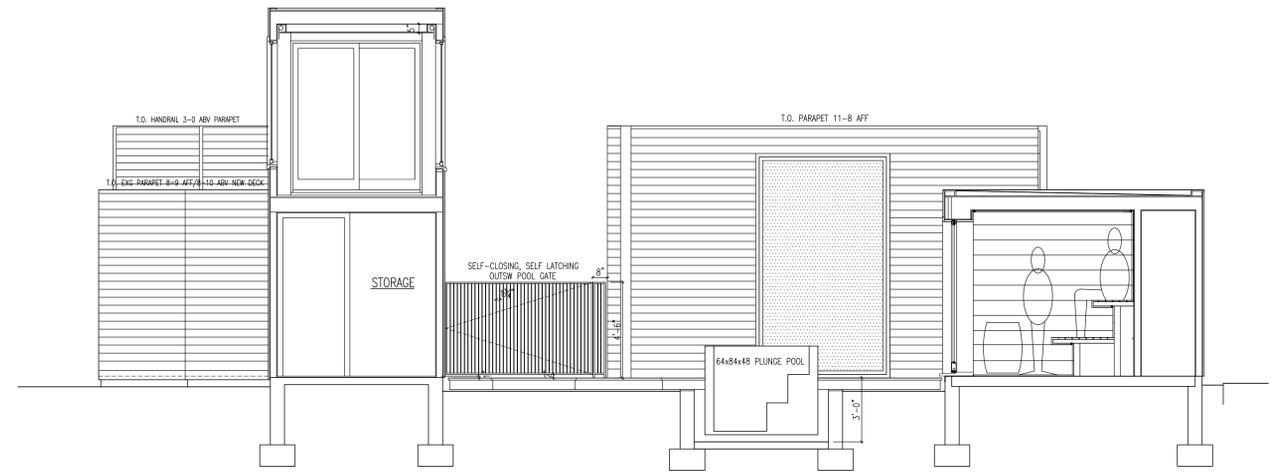
MICHAEL BARCLAY, ARCHITECT  
2 OSPREY LANE, CHILMARK, MA  
917-601-0140

**PROPOSED PLUNGE POOL, PARTIAL ROOF DECK PLANS**

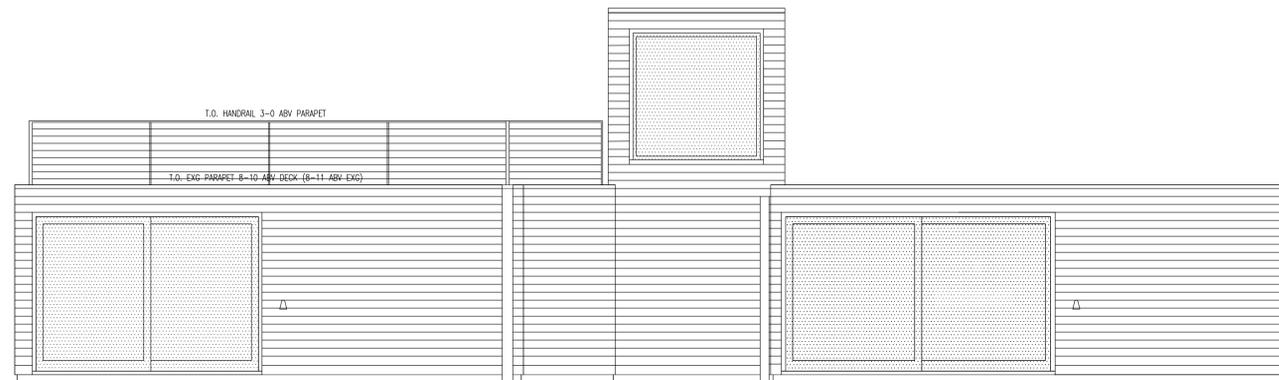
1/4" = 1'-0"  
1/18/22



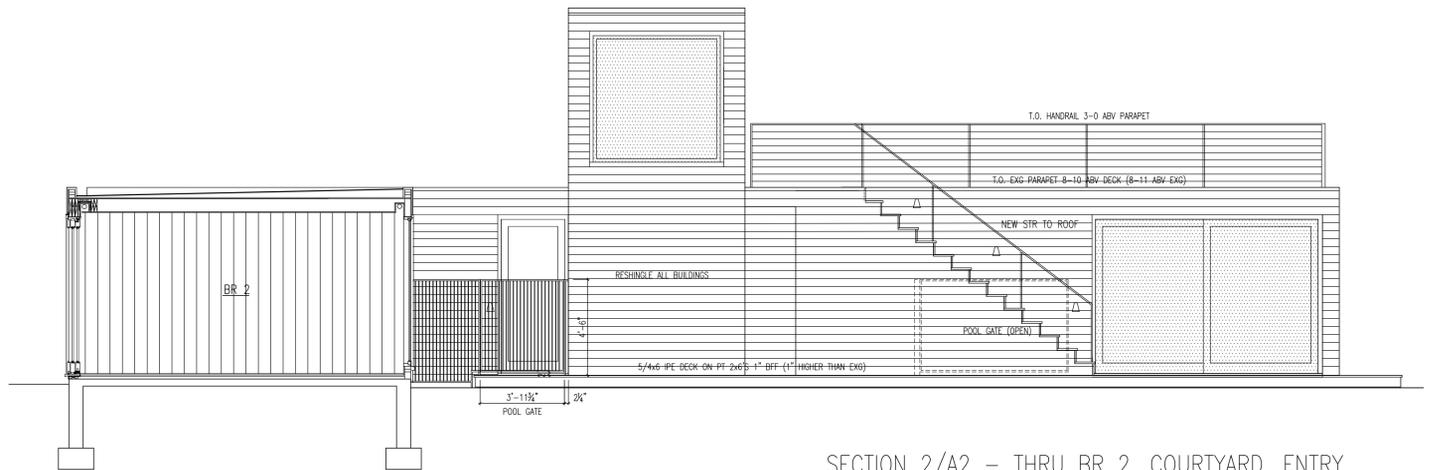
SW ELEVATION  
1/4" = 1'-0"



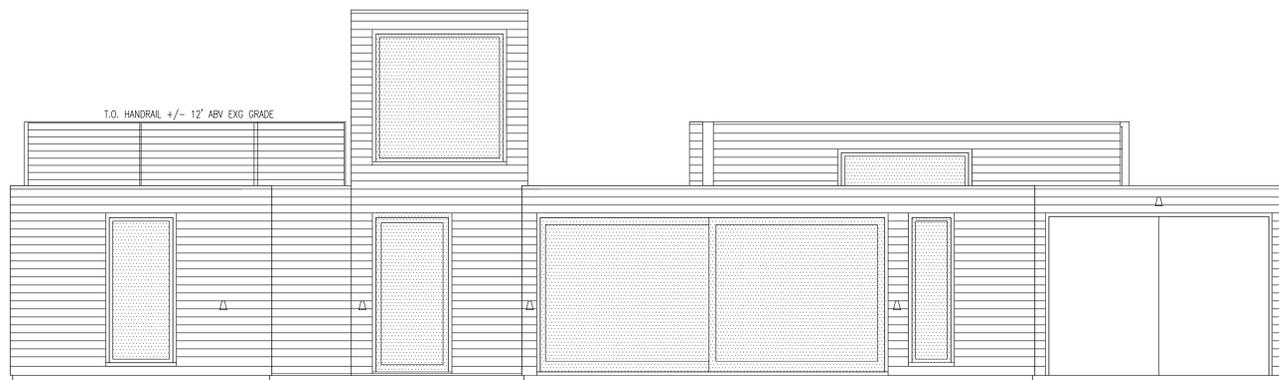
SECTION 1/A2 - THRU LOOKOUT, COURTYARD, SAUNA  
1/4" = 1'-0"



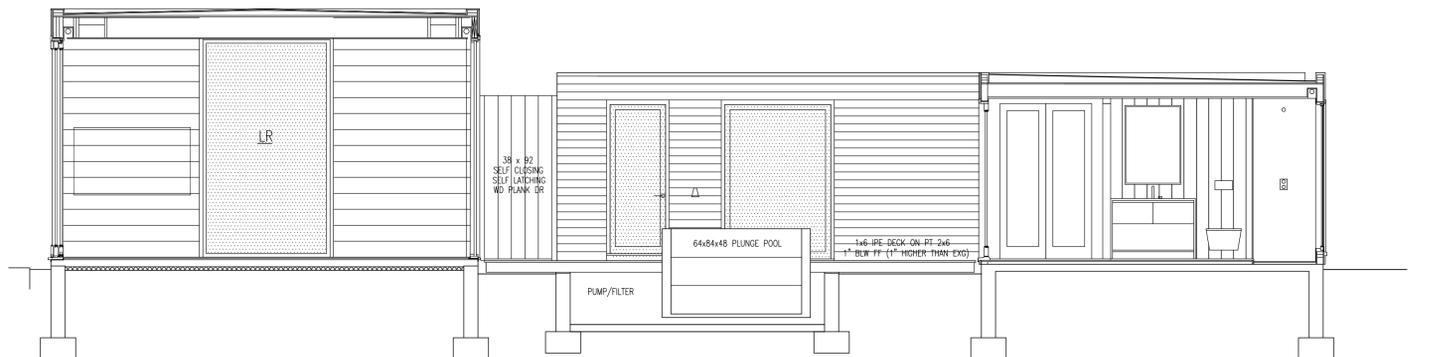
SE ELEVATION  
1/4" = 1'-0"



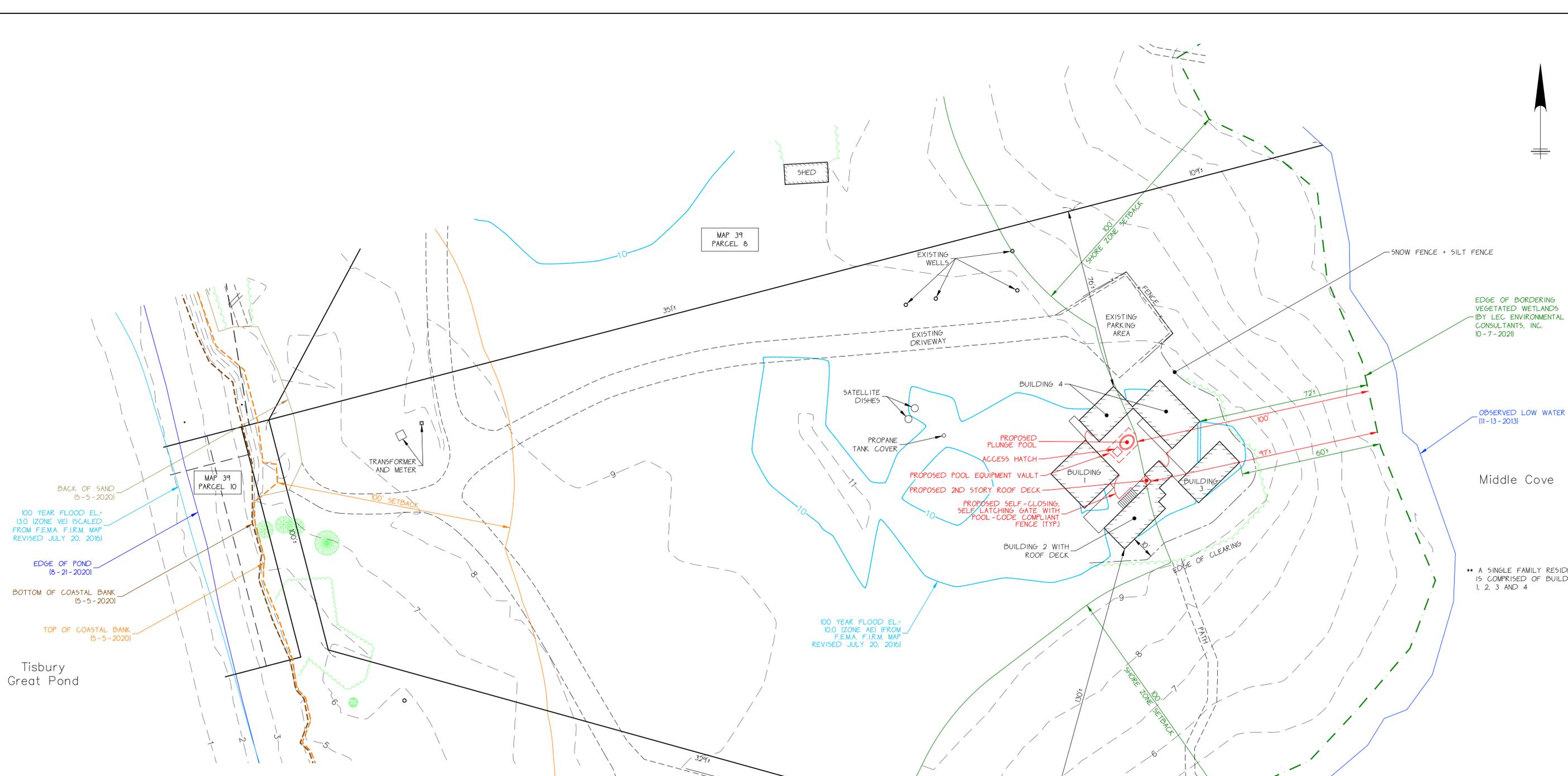
SECTION 2/A2 - THRU BR 2, COURTYARD, ENTRY



NE ELEVATION  
1/4" = 1'-0"



SECTION 3/A2 - THRU LR, COURTYARD, BATH 2



BACK OF SAND (5-5-2020)

100 YEAR FLOOD EL.: 130 (ZONE VE) (SCALED FROM FEMA F.I.R.M. MAP REVISED JULY 20, 2016)

EDGE OF POND (8-21-2020)

BOTTOM OF COASTAL BANK (5-5-2020)

TOP OF COASTAL BANK (5-5-2020)

Tisbury Great Pond

EDGE OF BORDERING VEGETATED WETLANDS (BY LEC ENVIRONMENTAL CONSULTANTS, INC. 10-7-2021)

OBSERVED LOW WATER (11-13-2013)

Middle Cove

\*\* A SINGLE FAMILY RESIDENCE IS COMPRISED OF BUILDINGS 1, 2, 3 AND 4

Zoning Board of Appeals Site Plan  
in  
West Tisbury, Massachusetts  
Assessor Parcel 39-9  
prepared for  
**Almost End of the Dirt Road, LLC**  
Scale 1"=20' January 18, 2022



P.O. Box 4458  
107 Beach Road, Suite 202  
Vineyard Haven, MA 02568  
Phone (508) 693-9933 Fax (508) 693-4933

NOTES:  
1. LOT AREA: 21+ ACRES.  
2. DATUM: NAVD 1988.